

1 **Providence City Planning Commission Meeting**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **April 13, 2016 6:00 pm**
5

6 Chairman: Larry Raymond
7 Commissioners: Rowan Cecil, Robert James, Wendy Simmons
8 Excused: Heather Hansen
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of February 24, 2016.

12 **Motion to approve the minutes of February 24, 2016: W Simmons, second – R James**

13 **Vote:** Yea: R James, L Raymond, W Simmons
14 Nay: None
15 Abstained: None
16 Excused: H Hansen

17 **Item No. 2.** The Providence City Planning Commission will consider for approval the minutes of March 9, 2016.

18 **Motion to approve the minutes of March 9, 2016 with the corrections as noted: R James, second – W Simmons**

- 19
 - Page 2, line 9 add word to before recommend.
 - Page 4 line 1 add that

21 **Vote:** Yea: R James, L Raymond, W Simmons
22 Nay: None
23 Abstained: None
24 Excused: H Hansen

25 **Item No. 3.** The Providence City Planning Commission will consider for approval the minutes of April 6, 2016.

26 **Motion to approve the minutes of April 6, 2016: R James, second – W Simmons**

27 **Vote:** Yea: R James, L Raymond, W Simmons
28 Nay: None
29 Abstained: None
30 Excused: H Hansen

31 Skarlet Bankhead swore in Rowan Cecil as a member of the Planning Commission.

32 **Public Hearing:** The Providence City Planning Commission will hold a public hearing to provide an opportunity for
33 anyone interested to comment on a proposed rezone from Agricultural (AGR) to Single-Family Medium (SFM) for
34 Parcel No. 02-115-0022, an 18.81-acre parcel located at approximately 1100 South 400 East, requested by Sierra
35 Homes, LLC, before action is taken.

36 Public hearing opened at 6:15 pm.

- 37
 - Matt Hansen, Sierra Homes, thought this was going back to staff for a rezone request to SFR (10,000 sf) minimum.
 - S Bankhead clarified that if Sierra Homes wants this to go back to staff, they will come back with a recommendation for SFT. S Bankhead explained to the audience that Sierra Homes is now willing to ask for a rezone for SFR. The review staff is asking for SFT.
 - L Raymond said that the zones surrounding this parcel are SFT or SFE. There is nothing less than SFT. He has had at least two requests to make this SFT and that follows the recommendation of the staff review committee.
 - R James clarified minutes from the previous meetings regarding SFT or SFR.
 - S Bankhead said the 10,000 sf option is no longer available in the flexibility lot sizing. The minutes are correct, but the ordinance has changed since then. SFT is all that can be requested.
 - Ryan Stolworthy, Hillsborough subdivision, has concerns about ingress/egress for the subdivision and infrastructure in the area in general. 400 East to Hillsborough is asphalt, but about 70 feet running south of Hillsborough is gravel. Presently 400 East is quite small. Not a lot of infrastructure to support the size of the development. What are the plans to mitigate these concerns? Are there plans to improve the dirt road? Will Sierra Homes put in a park?

- 1 • S Bankhead said this development will be required to improve 400 East, widen asphalt to the east, add
- 2 curb, gutter and park strip on the east side of the road. They will also be required to connect to 600 East
- 3 and Orchard Hills subdivision (470 East) connection. The plans for the dirt road are yet to be determined.
- 4 • L Raymond said the hearing is to change to a different zone, then the developer will have to submit a
- 5 preliminary plat which will go to public hearing, final plat will have to be approved.
- 6 • R Stolworthy said he would be willing to support SFL but not anything smaller.
- 7 • Tatia Nail asked why the developer is only required to do improvements on the east side of the street and
- 8 not the entire road.
- 9 • S Bankhead said the developer will increase the asphalt, but the city council decided a few years ago not
- 10 to require improvements on both sides of the road because of topography issues on that road. If and
- 11 when the west side of the road is developed, then that developer will be required to do improvements on
- 12 the west side of the street.
- 13 • Sheridan Peck asked about how many lots will be in this subdivision. He does not feel 400 East or Canyon
- 14 Road can take much more traffic. He is in support of development, but wants to see it developed in the
- 15 best way possible.
- 16 • R James said about 30, Matt Hansen said he didn't think it would be that many.
- 17 • George Bersonnet , Hillsborough Drive, calculates that there will be about 75 lots not 30.
- 18 • S Bankhead said they have to exclude property used for interior roads, that can't be used for density
- 19 calculations. The number of lots they can use caps at about 45, but depending on how they lay out the
- 20 subdivision, topography, etc., it still may only come to the amount they have designed for. Sierra Homes
- 21 can't go down to 10,000 sf, they have to stay at 12,000 sf. They may not even be able to get the maximum
- 22 allowed by ordinance.
- 23 • R James said there is no way to know how many lots will be there until final plans are presented.
- 24 • S Bankhead said the planning commission does not change the zone. They only make recommendations
- 25 as to what zoning the city council should consider and the city council will change the zone. The city
- 26 council will take their action in a public meeting, which everyone can attend that meeting.
- 27 • G Bersonnet said the north side of Hillsborough is 1 acre lot; there are no 12,000 sf lots there.
- 28 • Steve Curtis, lives on west side of 400 East, asked about water issues on this property.
- 29 • L Raymond said the city engineer confirmed that zone 2 has a water problem, so the developer will have
- 30 to determine how to bring adequate water to the development.
- 31 • S Bankhead said some of the additional lines will help support the water supply, but the city council will
- 32 also consider the water issue and what type of options they will look at for the water requirement, either
- 33 water dedication or a fee in lieu.
- 34 • S Curtis said when he built his home 4 years ago there was a concern of having enough pressure for water
- 35 if there were to be a fire.
- 36 • Matt Hansen said the water issue has not been resolved yet, it is a future issue that will be taken care of
- 37 in the platting process.
- 38 • Nate Webb, Hillsborough, asked if larger lots require more or less ingress/egress.
- 39 • S Bankhead said it will be the same either way.
- 40 • N Webb said he thinks there is a demand for half acre lots and asked if half acre lots are feasible. He feels
- 41 half acre lots would be the best option for traffic, salability, etc.
- 42 • M Hansen said Sierra Homes is not a semi-custom luxury home builder. They gear their market more
- 43 towards SFR or smaller. The half-acre market is not their target market.
- 44 • S Curtis asked if the water issue was something that could be resolved before the rezoning.
- 45 • L Raymond said planning commission cannot make that decision. When the developer submits the plan,
- 46 then they will need to address the issue.
- 47 • S Bankhead said city council looks at water concerns very carefully before they rezone.
- 48 • R James said state code has requirements for water pressure for fire protection. That may affect the lot
- 49 sizes even if this is rezoned SFT. SFT is a *minimum* lot size. Water does get reviewed very carefully.
- 50 • Debbie Parry asked what price range Sierra Homes is considering.
- 51 • M Hansen said \$350-\$450 range.
- 52 • J Drew said that last December when the idea was presented to the city, the smaller lots were about
- 53 23,000 sf.

- 1 • S Bankhead said she thought the range was from 12,000 to 21,000 sf. Some of the lots on the bend may
- 2 have been bigger.
- 3 • M Hansen said there are some large lots in there, substantially larger lots. There is a good mix of lot sizes.
- 4 • Todd Hendricks asked about smallest versus largest lot sizes.
- 5 • M Hansen said smaller lots are around 12,000 sf but this is based on conceptual information.
- 6 • Curt Webb, Hillsborough, said lot size does not determine the value of homes; restrictive covenants will
- 7 have more to do with home value than lot size. What is the vision for this subdivision?
- 8 • M Hansen said their website shows what types of home they build.
- 9 • S Bankhead said Sunrise Acres has Sierra Homes in that subdivision and it is zoned SFT.
- 10 • K Webb said he would like to see larger lots; his home value is diminished by a subdivision that is
- 11 significantly different than the surrounding zones.
- 12 • M Hansen suggested people go look at Mountain Gate Estates in Hyde Park.
- 13 • Jenny Stimson, Hillsborough, asked about restrictive covenants regarding exterior coverings.
- 14 • M Hansen said hardy board brick, no vinyl siding, about 1,500 sf, two story, 3-car garage. Roof pitch to be
- 15 determined, but will be standard pitch. Sierra homes is a traditional home builder.
- 16 • T Nail asked about a \$1M home in Tremonton.
- 17 • M Hansen said Sierra Homes does a lot of custom homes, but he does not. Lots are 2 specs for every 3-4
- 18 base ratio.
- 19 • T Nails said covenants and restrictions are on paper, but it is difficult to enforce.
- 20 • S Bankhead said the restrictive covenants are the HOA's responsibility, not Providence City or the building
- 21 department. We have no control over enforcing that. It depends on how HOA's are set up.
- 22 • G Bersonnet said if more homes go up, what about storm water. He has a concern about homes above
- 23 him sliding into his yard if we get a severe enough storm. Ingress and egress is also a concern
- 24 • L Raymond said the developer has to submit a preliminary plat, which the city will look at and then make a
- 25 recommendation.
- 26 • S Bankhead said the developer will have to provide for and address storm water. There are requirements
- 27 in the ordinance to provide for onsite storage for storm water.
- 28 • M Hansen said there will be an entrance at 400 East, one at 470 East, and on both sides of 600 East. That
- 29 is per city requirements, not Sierra Homes design.
- 30 • S Bankhead said 600 East will be a through street. That is how it is planned. 470 East is not going to be a
- 31 through street.
- 32 • Rob Cruz, 1056 S 470 E, what is the city going to do to fix 470 East; that is only a half lane from his house
- 33 down to Robert's home.
- 34 • M Hansen said he assumes Sierra Homes will be required to finish building the street. Half plus 10.
- 35 • L Raymond said Sierra Homes will have to submit a preliminary plat, which the city will review. This won't
- 36 be the last hearing.
- 37 • R Cruz said the city didn't consider it when his home was built. That's why there is half a street.
- 38 • S Bankhead said now the code requires 24' of asphalt.
- 39 • J Drew said as a rule, the city does not build roads, the developers do. If one side is not developed, the
- 40 city does not go in and finish the road.
- 41 • D Parry said there is a well back there, it is a private well.
- 42 • S Bankhead said it has not been dedicated to the city.
- 43 • Morris Poole, resident, would like to see SFE, at least SFL. Anything less will be a tragedy for the area.
- 44 • T Hendricks also would like to see SFL as a minimum. A minimum at least ensures a good value and
- 45 adequate water, making a nice community. Would love to see SFE, but is willing to accept SFL.
- 46 • Terry Naylor, Hillsborough, said SFE would go well in that area. There is more to life than the money that
- 47 is in your pocket.
- 48 • S Bankhead said she isn't opposed to SFE, but larger lots require more water. Less homes but larger lots
- 49 will use more water.

50 Public hearing closed at 7:06 pm.

- 51 • R James said, as pointed out, most of that area is zoned SFT; there is SFE bordering to the south. Most of
- 52 the lots in that area are acre lots.

- R Cecil said SFT is the best option, no less than SFT. Many of the lots will be larger than 12,000 sf due to topography.
- R James said SFT makes sense, but comparable lot sizes vary quite a bit.
- W Simmons also thought SFT was a good lot size to recommend. She suggested waiting until H Hansen was present before a motion was made.
- C Webb said he was the first owner of a lot in that area. Estate lots were supposed to be on both sides. Hillsborough subdivision was designed to be a U shaped with estate lots, but the developers didn't own the property so they couldn't finish the development as planned. Residents in that area purchased homes based on the proposed development.
- S Bankhead said the city has the design plans from the first purchase and development plan. When it was changed to SFE, cul-de-sacs were designed to come off Hillsborough instead of those big acre lots. The developer never did change the layout of the subdivision, left them 1 acre lots. That is why the SFT suggestion came up; before anyone on the north side owned there.
- R James asked if that north area had stayed SFE, how would the planning commission zone the parcel now?
- W Simmons said she would recommend it be zoned SFE. She thinks it would be good to continue to next meeting. This needs more thought.
- Jamel Knowles, Hidden View Drive, would like to see SFL.
- S Peck said the majority of those lots from Highlands that border this property are all bigger lots. Smaller lots in Highlands are up by the park, not bordering this property.
- W Simmons said what residents say is taken very seriously and she does not want the Commission to be hasty. She would like to have time to go up and look at the area before decisions are made. She also has concerns for the landowner and his property rights.
- M Poole said as a business owner, they owned the land for 3 years before they were allowed to build. He feels taking time is a good idea.
- T Hendricks also feels that taking time to make the decision is a good idea. The landowner has property rights, but so do home owners who have had an investment in their homes longer than the recent property owner.

Action Items:

Item No. 1. Recommendation - Rezone: The Providence City Planning Commission will consider for recommendation to the City Council, a proposed rezone from Agricultural (AGR) to Single-Family Medium (SFM) for Parcel No. 02-115-0022, an 18.81-acre parcel located at approximately 1100 South 400 East, requested by Sierra Homes, LLC.

Motion to continue to next meeting: W Simmons, second – R James

Vote: Yea: R Cecil, R James, L Raymond, W Simmons

Nay: None

Abstained: None

Excused: H Hansen

- C Webb approached the planning commission and expressed his concern that these lots be zoned as SFL, not SFT. He feels SFL would be the best transition from SFE to SFT. He feels Sierra Homes could build for SFL and that those lots would have no problem selling. He feels Sierra Homes is trying to make as much money as possible on those lots and zoning SFT is not in the best interest of the property owners in the surrounding area.
- R James said 400 East is a poor road and even though there will be improvements, it is still something to consider.
- W Simmons said the property owner purchased the property with the intent of getting a rezone.
- R James said it is a recent purchase and purchasing that lot with the intent for a SFM rezone was a risk the purchaser took.
- W Simmons asked where the sewer is in that area.
- S Bankhead said it flows back north to 400 East.
- W Simmons said there is a concern with the sewer concerns crossing Canyon Road.
- S Bankhead said the concerns B Cox had have been addressed since he worked here.

Study Items:

Study items were postponed to next meeting when H Hansen can be in attendance.

1 Item No. 1. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission
2 will discuss possible amendments for the zoning element of the Providence City general plan; including the
3 definitions for zoning districts.

4 Item No. 2. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning
5 Commission will consider code amendments to the Use Chart including but not limited to adding the words
6 “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

7 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

8 No staff reports tonight.

9 Commission Reports: Items presented by the Commission Members will be presented as informational only; no
10 formal action will be taken.

11 No Commission reports tonight.

12 **Motion to adjourn: R James, second – R Cecil**

13 **Vote: Yea: R Cecil, R James, L Raymond, W Simmons**

14 **Nay: None**

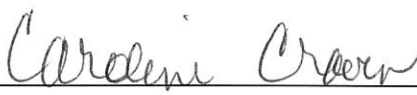
15 **Abstained: None**

16 **Excused: H Hansen**

17 Meeting adjourned at 7:40 pm.

18 Minutes recorded and prepared by C Craven.

19
20
21
22
23 
Larry Raymond, Chairman


Caroline Craven, Secretary

Planning Commission Meeting

April 13, 2016

Please Sign In

Name

City of Residence

George B. Bunt
SHERIDAN PECK
Carson Peck

Providence
Providence
Providence

Tom French
Tatia Nail
Yamel Knowles
Sharon Elison
Sharell Eames

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Rob Cruz
Cecili Crandall
Steve CURTIS
Ryan Staworthy
Curt Peck
Morris Peck
Steve Nail

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JEFF BALDWIN
Sandra Checketts

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Debbie Perry

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